

NOVEMBER 4, 2008

TO: THE SHAREHOLDERS OF BRYANT GARDENS CORP.

**RE: ANNUAL MEETING OF SHAREHOLDERS
TUESDAY, DECEMBER 2, 2008**

Dear Shareholder:

REMINDER: The Annual Meeting of Shareholders of Bryant Gardens Corp. will be held on Tuesday, December 2, 2009, at 7:30 p.m., at the Crowne Plaza Hotel, 66 Hale Avenue, White Plains, New York.

The following persons have declared their candidacy and are seeking election to the Bryant Gardens Corp. Board of Directors. Enclosed for your review are their Candidate Profiles:

Gaierose Haskel	Earl J. Hoag, Jr.
Rose Hogan	Joel S. Robins
Douglass Fox	Anna Sahadeo

In order to conduct an election, a majority of the shares need to be represented either in person or by proxy. If you do not plan to attend the meeting, it is very important that you sign the enclosed Proxy Statement and return it to Bryant Gardens Corp., 7 Bryant Crescent, White Plains, NY 10605 (or Fax to (914)-328-6993).

2008 FINANCIAL STATEMENT

Enclosed is a copy of the Bryant Gardens Corp. Financial Statement Report for the period ending August 31, 2008. As you can see on Page 7 of the Schedule of Budget with Actual Operating Amounts at the end of the Report, Bryant Gardens Corp. ended the 2008 Fiscal Year with an Operating Loss of \$18,019.

Certain categories, impacted by rate increases, exceeded the Budget Forecast, such as Fuel Oil, by more than \$48,000, Electricity, Water and Real Estate Taxes.

There was a savings in Insurance and Building Repairs.

The Balance Sheet on Page 4 of the Report shows the Bryant Gardens Reserve Fund totaled \$308,247. Mr. Mark Cohen, of the Accounting Firm of Bloom & Streit, will

attend the Annual Meeting to discuss the Financial Report. and answer your questions.

BRYANT GARDENS HOUSE RULES AMENDED

Enclosed is a copy of the new Bryant Gardens House Rules as amended through October 15, 2008. Changes to the House Rules include

- * Bryant Gardens Parking Registration Stickers are not transferable between vehicles or owners. If yours is not visible or current, please see Maintenance for a new one.**
- * Visitors must park in the designated Visitor Parking Lots located behind Buildings 5 and 13, between 5:00 p.m. and 8:00 a.m.**
- * Visitor not parked in the designated Visitor Parking Lots will be subject to ticketing, booting, or being towed from the property.**
- * Between 5:00 p.m. and 8:00 a.m. pick-up trucks, vans, motorcycles, guest vehicles shall not be parked on Bryant Crescent or on the Bryant Avenue Circle.**

The Bryant Gardens House Rules have been amended in order to increase the availability of street parking for our residents. The new Visitor parking Lot Signs should be helpful in directing your visitors to the parking lots.

STAR APPLICATIONS DUE BY NOVEMBER 25

The deadline for new STAR applications is November 25.

All owners occupying their co-ops as primary residences are eligible for the Basic STAR exemption and need apply just once. Owners 65 or older with a combined income of \$64,650 or less are eligible for the Enhanced STAR exemption. Enhanced STAR applicants must reapply each year to prove income eligibility unless they've signed up for the income verification program.

What's it worth? Owners eligible for the Basic STAR exemption currently get a monthly maintenance credit of up to \$139.58, depending on apartment; the credit for Enhanced-eligible owners can be as much as \$200.15!

If you need to apply or re-apply or need more information, please see Lisa Frezzo in the Management Office, who coordinates the New York State School Tax Relief (STAR) program for Bryant Gardens.

HOMEOWNER GRANTS FOR REPAIRS, RESTORATION

White Plains Mayor Delfino announced recently that grants for low and moderate income homeowners — including coop owners — are available through the City to assist in making emergency home repairs and health and safety upgrades, including electrical and plumbing renovations. Grants totaling \$575,000 have come from two New York State programs. Interested shareholders should call the Community Development Program at 422-1252.

SPECTACULAR SPOOKTACULAR

This year's Halloween Parade and Carnival was rained out Saturday, but was "spectacularly Spooktacular" on Sunday, according to Board member Rose Hogan, who organized it. Over 100 residents and guests enjoyed the attractions, which included jumping castles, pumpkin decorating, tattoos and tasty treats. The big attractions: the colorful two-story fire engine slide, and the real rescue truck manned by White Plains Firemen, who distributed hats, comics, and avuncular cheer. Thanks to Dawn Priore and Lisa Keenan for their help, to all who contributed baked goods, and to Rob, Jay, and Jose for giving up a family day to help out. Missed the fun? Check out the slide show:
<http://halloween2008.bryantgardens.com>

*** * * HOLIDAY LIGHTING CEREMONY - SUNDAY, DECEMBER 14 * * ***

The Bryant Gardens Holiday Lighting Ceremony will take place on Sunday, December 14, at 5:30 p.m. This very special Community event is always a lot of fun; guests are welcome and we hope to see you there!

Very truly yours,

**BRYANT GARDENS CORP.
BOARD OF DIRECTORS**